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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: APPLE RIDGE MAJOR SUBDIVISION
(RESUBDIVISION OF LANDS OF MINARD)
PROJECT LOCATION: SHAW ROAD
SECTION 55 – BLOCK 1 – LOTS 43.2 & 44
PROJECT NUMBER: 06-24
DATE: 25 OCTOBER 2006
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE TOTAL
197+ ACRES INTO FOURTY – NINE (49) SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT
THE 28 JUNE 2006 PLANNING BOARD MEETING.

1. The subdivision is located in the R-1 zoning district of the Town. The “required” bulk information shown on the plan is correct for the zone and use. Lot count has increased from 45 to 49.
2. We have reviewed the new plans and note the following comments:

General Comments:

- The plans were previously stamped by a Registered Landscape Architect. We advised that subdivision plans must, under NYS law, be stamped by a Licensed Land Surveyor. The plans now have just a PE stamp. The plans submitted for preliminary public hearing (at least the subdivision plat), must have the LS stamp.
- This is a re-subdivision of the Lands of Minard (see PB App. No. 03-07). Based on the time frame involved, the prior lots will be subject to the review of the Orange County Department of Health.
- The existing lots (those previously subdivided with the aforementioned Minard application) are noted as lots E-1 thru E-4. They should be referenced by the current tax map ID number. ***Further, it is noted that the metes and bounds of the four approved lots do not match this plan. WHY? In addition, the sanitary disposal systems are different. WHY?***

REGIONAL OFFICES

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- A Stormwater Pollution Prevention Plan (SWPPP) has been submitted and is currently under review.
- We are aware that the Highway Superintendent has requested that the two roadway locations be staked out in the field, and sight distance values and calculations be provided. This is a critical aspect of the plan, since his approval of the location of the access effects the basic layout as proposed. The applicant's surveyor should submit this information as soon as possible.
- The engineer has scattered various details about the plans, primarily on the profile drawings, rather than have them appear on detail sheets, and appropriately grouped. This is cumbersome for future use. Please create the number of necessary detail sheets rather than scatter details on other plans. Organize them appropriately for roadway improvements, sanitary systems, soil erosion prevention, etc. (why not have two profiles on a single sheet [see sheets 19 & 20] and match on the same plan, thereby decreasing the profile sheets by half?).

Drawing 1

- NYS Freshwater Wetlands should be depicted, following the delineation by the appropriate representative of the DEC. Also please submit supporting information regarding the Federal Wetlands delineation.
- The previous plans included a complete bulk table with "provided" values for each lot. On these plans, the table has been removed. It should be added back on to the plan, and corrected as previously requested. The designer should insure that both gross and net areas are reflected in the table. Until the table is provided, verification of zoning compliance for each lot will not be made.
- There is an existing lot adjacent to proposed lots #44 and #43, with existing structures. It needs a proposed lot number.
- The Board may wish to note that future access (50' strips) to adjoining properties have been provided in two locations (between lots 17/18 and 40/41). These should be part of the roadway ROW's and part of the dedication.

Drawings 2 – 4 (Survey)

- These drawings appear to be the subdivision plats to define the metes and bounds of the individual lots. They should be stamped and certified by a licensed land surveyor.
- The stormwater water quality ponds must be on separate lots to be conveyed to the Town Drainage District (Identify them as Parcel A, B and C). Easements are not acceptable. (parcels should also be depicted on sheet 1). All stormwater improvements associated with the water quality basins (including access drives) must be on the parcel.

- The “existing structures” on the un-numbered lot must be identified. Based on the use, zoning compliance must be verified.

Drawings 5 – 12 (Utility & Grading)

- The Board is reminded that the application is subject to the review of the Orange County Department of Health as a Realty Subdivision. As such, sanitary disposal systems and wells will be subject to that Department’s review.
- Proposed contours are difficult to follow, and it appears that different line “weights” are used in different areas for proposed contours. Work to make plans readily and easily reviewable. We will continue our review of proposed grading at that time.
- In sloped areas along roadways, we request that the designer attempt to utilized a 1:3 slope (wherever possible). Currently 1:2 slopes are depicted.
- A catch basin should be provided on the downgrade side of the cul-de-sac on sheet 9, on the side of the future 50’ spur, tied into the stormwater system. Dry swale should not encumber development of the road extension.

Drawings 13 – 15 (Erosion Control)

- These drawings are under review with the SWPPP.
- All details and notes pertinent to Stormwater Management should be on an appropriately identified separate sheet.

Drawings 16 – 20 (Profiles)

- Roadway slopes appear reasonable and vary from 1% up to 10% with fill areas up to approximately 9 ft.
- Note that profiles reference sheets 19A, 19B, 20A, 20B and no such sheet numbers exist.

3. A complete review of the various details has not been made; however, we have noted some issues regarding some of the details scattered about the plans. Note the following initial comments:

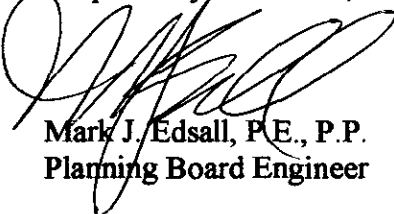
- Driveway detail on sheet 17 does not comply with typical driveway detail from Highway Department.
- Corrections are needed to Belgian Block curb detail. Contact our office for further info.

- A note must be added to the Typical Town Roadway Detail as follows:

" Any fill material placed within the roadway area shall be NYSDOT Type No.3 Subbase material unless otherwise accepted in writing by the Town Highway Superintendent and Town Engineer. For additional specific requirements within Town Roadway see Chapter 252 of the Town Code."

- Additional corrections are need to the Road detail 1. Please refer to Town Code for requirements.
 - It appears that privately owned sanitary pump ejectors may be required, even though the detail on sheet 21 is incomplete. The Town does have some minimum requirements for such units, these can be further discussed at a Technical Worksession.
4. The Planning Board issued a Lead Agency coordination letter on 07-26-06. Based on the responses, the Board may wish to formally assume the position of lead agency under the SEQRA review process at this time.
 5. As part of the aforementioned circulation, the following permits and submittals must be obtained/made by the applicant:
 - Article 24 – Freshwater Wetlands Permit
 - SPDES General Permit for Stormwater Discharges from Construction Activities
 - Submittal to NYSOPRHP since there is an archeological site in or adjacent to project.
 6. The Board should discuss, with the applicant, the provisions of New York State General Municipal Law (GML 239), and whether this application requires referral to the OCPD for review.
 7. As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review.
 8. The applicant is hereby advised that formation of a Drainage District by the Town Board will be required, in connection with the water quality improvements and parcels. The applicant should note that this must be complete prior to final stamp of approval. Contact the Office of the Town Attorney for further information.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer